003.A	0002	0006.6	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	674,800	/	674,800
USE VALUE:	674,800	/	674,800
ASSESSED:	674,800	/	674,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	SWISHER LAUREN A
Owner 2:	POLLARD CRAIG A
Owner 3:	
Street 1:	6 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CABANILLA LOUIS & TERRI -
Owner 2:	-
Street 1:	6 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	671,500	3,300		674,800
Total Card	0.000	671,500	3,300		674,800
Total Parcel	0.000	671,500	3,300		674,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.01 | /Parcel: 426.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 312063
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0002-0006.6

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	661,600	3300	.		664,900	664,900	Year End Roll	12/18/2019
2019	102	FV	591,000	3300	.		594,300	594,300	Year End Roll	1/3/2019
2018	102	FV	523,600	3300	.		526,900	526,900	Year End Roll	12/20/2017
2017	102	FV	478,100	3300	.		481,400	481,400	Year End Roll	1/3/2017
2016	102	FV	490,400	3300	.		493,700	493,700	Year End	1/4/2016
2015	102	FV	409,500	3300	.		412,800	412,800	Year End Roll	12/11/2014
2014	102	FV	390,900	3300	.		394,200	394,200	Year End Roll	12/16/2013
2013	102	FV	398,000	3300	.		401,300	401,300		12/13/2012

!15772!

PRINT

Date	Time
12/11/20	05:27:16

LAST REV

Date	Time
09/15/20	13:35:15

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CABANILLA LOUIS	158-60	2	7/20/2020		820,000	No	No		
CACCAVARO THOMA	112-36		5/27/2010		405,000	No	No		

USER DEFINED

Prior Id # 1:	2669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2014	1749	Heat App	4,000					Relocate gas furna
12/2/2014	1635	Dormers	116,058					
5/16/2013	697	Solar Pa	12,271	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
5/11/2018	Measured	DGM	D Mann
6/16/2015	Meas/Inspect	PC	PHIL C
7/8/2013	Info Fm Prmt	EMK	Ellen K
2/21/2013	Inspected	BR	B Rossignol
1/24/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8204																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.31287873
Const Adj.:	0.99980003
Adj $ / SQ:	387.222
Other Features:	90556
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703916
Depreciation:	32380
Depreciated Total:	671536

COMMENTS

SCUTTLE HOLE. GLA=1584.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	387.22
Special Features:	0	Val/Su Net:	423.93
Final Total:	671500	Val/Su SzAd	423.93

SKETCH

UnSketched SubAreas:
GLA: 1584,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,584	387.220	613,359
Net Sketched Area:		1,584	Total:	613,359
Size Ad	1584	Gross Are	1584	FinArea 1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0002-0006.6

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1914	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300